

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – March 12, 2008
Fresno City Hall, Conference Room 2165N (Rm. 'A' – 2nd Floor)
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by CHAIR Morris at 5:07 p.m.

Commissioners

Present:	Gwen Morris, CHAIR	Absent:
	Blanche Milhahn, VICE-CHAIR	
	Keith Chun, Commissioner	
	Wayne Jones, Commissioner	
	Daniel Payne, Commissioner (Arrived 5:16)	
	Armando Rodriguez, Commissioner (Arrived 5:28)	

Staff

Present:	Keith Bergthold, Interim Manager	Absent:
	Housing and Community Development	
	Corrina Nunez, Project Manager	
	Housing and Community Development	
	Linda Lawrence, Recording Secretary	

B. COMMUNICATIONS

None.

C. APPROVAL OF MINUTES

1. Minutes of February 28, 2008, were approved as presented.

D. GENERAL ADMINISTRATION

The agenda item D1 was moved to the end of General Administration to allow less-time consuming items to be heard first.

2. RECOMMEND APPROVAL OF A HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM COMMUNITY DEVELOPMENT HOUSING ORGANIZATION (CHDO) AGREEMENT IN THE AMOUNT OF \$2,000,000 TO BETTER OPPORTUNITIES BUILDER FOR THE PARC GROVE COMMONS II AFFORDABLE MULTI-FAMILY DEVELOPMENT

Claudia Cazares, Housing and Community Development, provided the report to Commissioners. Ms. Cazares handed out the site plan and elevations of the project to the Commissioners. Staff recommended that HCDC recommend to City Council approval of a Home Investment Partnerships (HOME) Program Community Development Housing Organization (CHDO) funding agreement to Better Opportunities Builder, Inc., for the construction of the 215-unit Parc Grove Commons – Phase II affordable multi-family housing development. In November 2007, HCDC recommended approval of \$2,000,000 in HOME Program funds for this project. Since that time, the City and the developer, Better Opportunities Builder, Inc., have agreed to provide City assistance with a HOME Program CHDO loan. The proposed project is located in central Fresno near the southeast corner of Fresno Street and Clinton Avenue. Commissioners had questions and discussion followed. Lowell Ens, Fresno Housing Authority, and Angela Dundore, Better Opportunities Builder, Inc., assisted in answering Commissioners' questions. Ms. Dundore handed out a packet describing the project with color illustrations to the Commissioners. Public comment followed (Jess Negrete, Central California Legal Services).

Motion: Motion was made to recommend approval of Item D2 by Commissioner Chun.

Second: Commissioner Payne seconded the motion.

Ayes: Morris, Milhahn, Chun, Jones, Payne

Noes: None

Abstain: None

Absent: Rodriguez

3. CONSIDER RECOMMENDING THAT THE AGENCY BOARD AUTHORIZE THE EXECUTIVE DIRECTOR OF THE AGENCY TO NEGOTIATE AND EXECUTE AN OWNER PARTICIPATION AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND SKN PROPERTIES, NEGRI FAMILY TRUST OF 1986, EVERGREEN REAL ESTATE CORPORATION, AND/OR FRESH & EASY NEIGHBORHOOD MARKET INC., FOR THE DEVELOPMENT OF A GROCERY STORE AT 2820 TULARE STREET IN THE MARIPOSA PLAN, SUBSTANTIALLY IN THE FORM ATTACHED

Lupe Perez, Redevelopment Agency (RDA), provided the report to Commissioners. Ms. Perez handed out color renderings and elevations of the project to the Commissioners. Staff recommended HCDC recommend that the Agency Board approve the authorization for the Executive Director to negotiate and execute an Owner Participation Agreement and take actions to carry out RDA's obligations under the Agreement, and subject to approval as to form by the City Attorney's Office. SKN Properties along with several businesses are interested in becoming owner participants in the Urban Renewal Plan for the Mariposa Project located on the former "Old Fresno Hofbrau" site located at Tulare and R Streets. The emphasis of the project will be a neighborhood shopping area. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of Item D3 by Commissioner Payne.
Second: Commissioner Jones seconded the motion.
Ayes: Morris, Milhahn, Jones, Payne
Noes: None
Abstain: Chun, Rodriguez
Absent: None

4. CONSIDER RECOMMENDING THAT THE AGENCY BOARD ADOPT COMMERCIAL DESIGN GUIDELINES FOR VENTURA BOULEVARD/ KINGS CANYON ROAD CORRIDOR, LOCATED WITHIN THE SOUTHEAST FRESNO REVITALIZATION REDEVELOPMENT PROJECT AREA

Lupe Perez, Redevelopment Agency (RDA), provided the report to Commissioners. Staff recommended HCDC recommend that the Agency Board adopt Commercial Design Guidelines for the Ventura Boulevard/Kings Canyon Road Corridor, located within the Southeast Fresno Revitalization Redevelopment Project Area. The boundaries within the project area are between First Street and Peach Avenue. Ms. Perez handed out photos of blighted businesses and the draft design guidelines to the Commissioners. RDA is seeking to develop and implement design standards and guidelines that provides for compatible new development and protection of architectural and historic qualities of existing development. The intent of the design standards is to complement the City's zoning ordinance. The decision presently before the Commissioners was to approve the process of establishing design standards. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of Item D4 by Vice-Chair Milhahn.
Second: Commissioner Rodriguez seconded the motion.
Ayes: Morris, Milhahn, Chun, Jones, Payne, Rodriguez
Noes: None
Abstain: None
Absent: None

1. REVIEW OF SCORING PROCEDURES FOR THE FY 2009 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATIONS

Crystal Smith, Finance Department, provided the report to Commissioners. Staff recommended HCDC review the scoring process for evaluating Community Development Block Grant (CDBG) applications in preparation for the FY 2009 CDBG recommendation to the Mayor. Staff began preparation of the FY 2009 Annual Action Plan with a Notice of Funds publication in January 2008. Reviewing the grant applications is part of the Annual Action Plan process. HCDC was asked to conduct a public hearing scheduled for March 26, 2008, to review and score FY 2009 CDBG applications by April 1, 2008, in anticipation of adopting a ranked CDBG Project List as a recommendation to the Mayor. Ms. Smith is anticipating several groups in attendance at the March 26, 2008, public hearing to voice their needs for the allocation of CDBG funds. Commissioners had questions and discussion followed. It was determined that a special HCDC meeting is needed after the public hearing to review the scoring process. The special HCDC meeting was scheduled for April 2, 2008, to review scores. There was no vote required for this item at the meeting. Public comment followed (Jess Negrete, Central California Legal Services).

E. INFORMATIONAL REPORTS

1. Corrina Nunez, Housing and Community Development, provided the report to commissioners. Ms. Nunez handed out a Housing Element Schedule to the Commissioners reflecting the calendar of dates leading up to the adoption of the Housing Element. Once a hard copy of the draft is completed, it will be sent out to vital agencies for review. The Housing Element Advisory Committee will meet again after a hard copy of the Housing Element Draft has been assembled.

F. COMMISSIONERS' ITEMS

1. Vice-Chair Milhahn proposed the idea for the HCDC Commissioners to receive only one compensation check each month that would combine all meetings for the month instead of each meeting paid separately. The other Commissioners were in agreement. It was decided that Linda Lawrence, Recording Secretary, would hold meeting attendance sheets and submit them together once a month.

G. UNSCHEDULED ORAL COMMUNICATIONS

None.

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: March 26, 2008.

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 6:46 p.m.

Attest: Gwen Morris, CHAIR

Attest: Keith Bergthold, Interim Manager
Corrina Nunez, Project Manager
Housing and Community Development